

Applicant	Prestige Builders II	
Request	Site Plan Level III/Yard Modifications/Waterway Use	
Location	91-103 Isle of Venice	
Legal Description	Lots 16 and 17, Nurmi Isles Island # 4,, P.B.24, P.43.	
Property Size	28,800 S.F. or 0.66 acres	
Zoning	RMM-25	
Existing Land Use	Motels	
Future Land Use Designation	Residential Medium High	
Comprehensive Plan Consistency	Consistent with Future Land use Element, Permitted Uses	
Other Required Approvals	Subject to 30 day Request for Review by City Commission	
Applicable ULDR Sections	Sec. 47-5.36, RMM-25 Dimensional Requirements Sec. 47-23.8, Waterway use Sec. 47-23.11, Modification of Required yards Sec. 47-24.2.A.3.c., Site Plan level III Review Sec. 47-25.2, Adequacy Sec. 47-25.3, Neighborhood Compatibility	
Setbacks/Yards	Required /Permitted	Proposed
Front (E)	25'-0"	25'
Rear (W)	½ Height of bldg. = 20'2"	20'
Side (N)	½ Height of bldg. = 20'2"	10'
Side (S)	½ Height of bldg. = 19'-10"	10'
Lot Density	25 du/acre x 0.66 = 16 du maximum	9
Lot Size	5,000 S.F. minimum	25,317 S.F.
Lot Width	50' minimum	200'
Building Height	55' maximum	40'2"
Structure Length	200' maximum	174'
Floor Area	400 S.F. minimum per unit	3,603 S.F. – 3,938 S.F.
VUA Landscaping	Minimum 20% of grossUA = 717 S.F.	1,726 S.F.
Landscaping Lot Coverage	Minimum 35%	36% (8,883 SF)
Open Space	N/A	N/A
Parking	19	20

Notification Requirements	Sign notice 15 days prior to meeting	
Action Required	Approve, approve with conditions or deny	
Project Planner	Name and Title	Initials
	Michael B. Ciesielski, , Planner II	
	Authorized By	
	Greg Brewton, Deputy Director, Planning and Zoning	
Approved By	Marc La Ferrier, Planning and Zoning Director	

Request:

Proposed is a nine (9) unit multifamily development on two lots on Isle of Venice Dr. north of Las Olas Blvd. The project requires Yard Modifications (Sec. 47-23.11) and Waterway Use approval (Sec. 47-23.8.).

Property/Project Description:

The proposal consists of nine (9) multifamily residential units. Each unit will have a two (2) car parking garage while the end units (Units # 1 and # 9) will have a third parking space off the driveway. The maximum number of units for a lot this size (0.66 acres) in the RMM-25 zoning district is sixteen (16). The proposed height of the structure is thirty-nine feet and six inches (39'6") which is more than fifteen (15') feet less than the maximum height in this zoning district.

The applicant is proposing boat slips and docks that must comply with Sec. 47-19.3. There is a note on the site plan stipulating that the docks will not be a part of this site plan approval process and that the applicant will apply separately for dock permits.

According to the architect, the building will be a stylized contemporary adaptation of pseudo Mediterranean design. This design was chosen so that it will be compatible with the other properties in the surrounding community. The architect has provided a narrative providing the architectural details for this proposed building. This narrative is attached to the site plan.

Parking and Sidewalks:

The parking requirement for multifamily uses is based on the number of bedrooms. Since there are nine (9) three (3) bedroom units, and since the parking required for a 3 bedroom multifamily unit is 2.1 parking spaces per unit, the applicant would be required to provide nineteen (19) parking spaces for this development. The applicant is providing twenty (20) spaces for this development. Each unit will have a two car garage and tandem parking can be provided for. Both of the end units, i.e. Unit # 1 and #9, will provide an

additional parking space in addition to the two car garage. The proposed development will provide a new five (5) foot wide sidewalk.

Adequacy and Neighborhood Compatibility:

The applicant's detailed narratives for Adequacy and Neighborhood Compatibility are attached to the plans. Staff concurs that the applicant has complied with the requirements for Adequacy. The Board is to determine if the proposal meets the criteria for Neighborhood Compatibility.

The Isle of Venice has a wide variety of multifamily housing types ranging from one to five stories. The properties on either side of this proposed development contain structures that are two (2) stories in height. There is a five story, fourteen (14) unit development that was approved by the Board on May 21, 2003 on Hendricks Isle across the Rio Grande waterway and immediately west of this site. There is also a four story fourteen (14) family multifamily project located south of the proposed site at 55-75 Isle of Venice Dr. that was approved by the Planning and Zoning Board in June, 2004 (Seaside Villas, case # 26-R-04).

The applicant has provided a context plan which shows the building footprints, approximate setbacks, and number of stories of buildings along both sides of the Isle of Venice as well as across the Rio Grande Waterway. This context plan can be found on page A-4.

Yard Modifications

Yard modification approvals by the Planning and Zoning Board are requested. Specifically, modifications are requested for the north and south side yards. The applicant has provided a narrative on how he believes that this proposal meets the specifications for yard modifications as per Sec. 47-23.11. Specifically, the narrative asserts that the proposed development meets both criterion # 3 and # 4 under Sec. 47-23.11.A. in that the proposed yard modification is consistent with most if not all the new developments in the area, that the subject development will have a continuity of architectural features with adjacent developments that will encourage pedestrian interaction, that the subject development will be an aesthetically pleasing project, that the subject development has a continuity of urban scale that is less than or equal to adjacent and existing new developments, and that the subject development will incorporate numerous architectural elements. Criterion # 4 states that a yard modification may be granted provided the proposed development does not cast any significant shadows and that the intent and spirit of the dimensional regulations as they pertain the air, light, and shadow cites have been maintained.

In order to illustrate the issue of shadows, the applicant has provided a shadow study that is attached to the site plan. The shadow study indicates that the proposed three story building will cast no shadow onto the Rio Grande waterway other than a small one at 9 a.m.

The proposed project will require yards modifications to the side yards for the building and the rear yard as listed below:

Building (Located)	Required	Proposed	Modification Requested
Side (South)	$\frac{1}{2}$ Height of Building = 20'2"	10'	10'2"
Side (North)	$\frac{1}{2}$ Height of Building = 20'2"	10'	10' 2"

Waterway Use:

Sec. 47-23.8.B.1. requires that a twenty foot (20') landscaped yard adjacent to the bulkhead be provided. The applicant proposes to have a rear yard of twenty feet two inches (20' 2").

Per this Section, the landscaped yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways. This Section also requires that ant waterway use is subject to neighborhood compatibility in terms of the Scale, Mass, and Bulk of the proposed building.

Comprehensive Plan Consistency:

This application is consistent with the City's Comprehensive Plan in that the residential use and density proposed are consistent with those allowed in the Medium High Residential land use category.

Prior Reviews:

This proposal was reviewed by the Development Review Committee on December 14, 2004 and all issues have been addressed.

Staff Determination:

Staff has determined that this application meets the minimum standards listed above. One concern with the proposed development is with continuity of urban scale with surrounding buildings. However, in recent years, many of the lower story buildings along both the Isle of Venice and Hendricks Isle are being redeveloped as three to five story structures. (The context plan previously referenced indicates the diversity in the height of the surrounding structures as well as those up and down the Isle of Venice) It is relevant to note that the maximum height in the RMM-25 zoning district is fifty-five feet (55').

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Should the Board approve the proposed development, the following conditions are recommended by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. The docks must be applied for under a separate permit and the docks are for the use of upland residents only and that no liveaboards will be permitted.
5. Final DRC approval.